

## **NOTICE OF DISPOSAL OF REAL PROPERTY**

Notice is hereby given that the City of Rushville, having previously approved proceeding to transfer land owned by the City hereby provides notice pursuant to IC 5-3-1 that the City will receive bids for the property located near the intersection of 4<sup>th</sup> Street and McClaren located in Rush County, Indiana, and further described as follows:

### Tract #1:

Beginning at a Powell capped rebar set in the North line of the alley running from McClaren Street to Harrison Street in the City of Rushville, Indiana, which said point is two hundred forty-eight (248) feet and six (6) inches North of the Northwest corner of Lot number one hundred eighty-eight (188) in Bridges and Tingley's Addition to the Town, now City, of Rushville Indiana, and one hundred forty (140) feet East of the East side of McClaren Street; thence North 01 degrees 17 minutes 47 seconds West (Bearings based on NAO 83, Indiana East, State plane Coordinates) parallel to the East line of said McClaren Street a distance of 166.62 feet to a Powell capped rebar set on the South line Fourth Street; thence North 88 degrees 56 minutes 46 seconds East along said South line a distance of 70.00 feet to a Powell capped rebar; thence South 01 degrees 17 minutes 47 seconds East parallel to said East line a distance of 166.59 feet to a Powell capped rebar set on the North line of said alley; thence South 88 degrees 55 minutes 01 seconds West along said South line a distance of 70.00 feet to the point of beginning, containing 0.268 acres more or less more or less and subject to any other existing right-of-way, easement or restrictions.

ALSO with the right, title and interest in and to an alley adjoining the above described real estate on the south, which said alley is sixteen and one-half (16 1/2) feet wide and runs east from McClaren Street to Harrison Street in the city of Rushville, Indiana.

Parcel No. 70-11-06-210-002.000-011

Property Address: 339 W. 4th Street, Rushville, IN 46173

### Tract #2:

Beginning at a Powell capped rebar set in the North line of the alley running from McClaren Street to Harrison Street in the City of Rushville, Indiana, which said point is two hundred forty-eight (248) feet and six (6) inches North of the Northwest corner of Lot number one hundred eighty-eight (188) in Bridges and Tingley's Addition to the Town, now City, of Rushville Indiana, and two hundred ten (210) feet East of the East side of McClaren Street; thence North 01 degrees 17 minutes 47 seconds West (Bearings based on NAO 83, Indiana East, State plane Coordinates) parallel to the East line of said McClaren Street a distance of 166.59 feet to a Powell capped rebar set on the South line Fourth Street; thence North 88 degrees 56 minutes 46 seconds East along said South line a distance of 91.00 feet to a Powell capped rebar; thence South 01 degrees 17 minutes 47

seconds East parallel to said East line a distance of 166.54 feet to a Powell capped rebar set on the North line of said alley; thence South 88 degrees 55 minutes 01 seconds West along said South line a distance of 91.00 feet to the point of beginning, containing 0.348 acres more or less more or less and subject to any other existing right-of-way, easement or restrictions.

ALSO with the right, title and interest in and to an alley adjoining the above described real estate on the south, which said alley is sixteen and one-half (16 1/2) feet wide and runs east from McClaren Street to Harrison Street in the city of Rushville, Indiana.

Parcel No. 70-11-06-210-006.000-011

Property Address: 337 W. 4th Street, Rushville, IN 46173

**337-339 West 4th St., Rushville, IN 46173 (the "Property").**

Bids for the purchase of the Property will be accepted at the Clerk Treasurer's Office of the City of Rushville at 330 North Main Street, Ste. 200, Rushville, Indiana 46173, beginning on **Wednesday, December 9, 2020** and continuing from day to day through **Tuesday, January 5, 2021 until 10:00 a.m.** A pre-bid meeting will be held at the Rushville Council Chambers, 330 N. Main Street, Ste. 200., Rushville, IN 46173 at 10:00AM on **December 16, 2020**. Bids received will be read aloud at the City's Board of Public Works and Safety meeting on **Tuesday, January 5, 2021 at 5:30 PM**. If there are no bids, they will continue from day to day until there are bids received. In the instance that multiple bids are received, the city will sell the property to bidder with the highest and best proposal. **Bid packets and sales conditions will be available for pickup on Wednesday, December 9, 2020 at Rushville City Hall, 133 W. First St., Rushville, Indiana 46173 and will be available on the City of Rushville website ([www.cityofrushville.in.gov/departments-services/public-works/rfps-request-for-proposals](http://www.cityofrushville.in.gov/departments-services/public-works/rfps-request-for-proposals)).**

All bids shall be enclosed in a sealed envelope marked "**Rushville Revitalization Program**" and address of property on the outside addressed to the City's Board of Works and addressed to or delivered to City Hall, c/o Clerk Treasurer's Office, 330 N. Main St., Rushville, Indiana 46173. The sale of the property will require the bidder to agree to minimum improvements (Minimum Property Improvement Requirement Contract) to the property. This will need to be agreed to as part of the minimum bid requirements.

Each bid should contain the Minimum Property Improvements Requirement Contract, Bid Application Form, the amount to be bid for the Property, and include a bid deposit check (cashier's or certified check only) in the amount of **2% of bid** made out to the City of Rushville. This amount will be used as earnest money and applied toward the purchase price or returned within sixty (60) days from the final day bids are accepted if you are not the winning bidder. The property may be sold for appraised value. If the transaction fails to close within a reasonable period of time from the date of bid award due to any reason except for those in the control of the City, the City may keep your earnest money as liquidated damages and award the bid to the next bidder as determined by the City. Bids must be accompanied by proof of financial ability to close this transaction from a lending institution. The Buyer shall be solely responsible for arranging for the procurement of such insurance, and for payment of all premiums and fees associated with such title insurance, including any and all closing fees or charges imposed by the title company. Buyer will assume responsibility for any property taxes for spring installment for 2021 due and any subsequent taxes due thereafter. Seller shall not pay any commission on the sale of the Property. No additional conditions of sale or contingencies will be allowed. The

Property may not be sold to an ineligible person as defined in I.C. 36-1-11-16. A bid submitted by a Trust must identify each of the following: 1) Beneficiary of the Trust, and 2) settler empowered to invoke or modify the Trust. Bids must provide for cash at closing.

Any sale of the Property shall be final and the Property shall be conveyed on an as-is basis without any indemnification, representation or warranty of kind by the City. All bids must be unconditional and must remain open no less than ninety (90) days following the final day bids are accepted.

All bids/proposals will be reviewed and scored by Administrative Resources Association (ARa). The City reserves the right to reject any and all bids and to waive any informality, irregularity or omission in any bid or bidding procedure. Failure to follow bidding instructions/restrictions may disqualify a bid. Final transfer of the property at the recommendation of ARa is subject to approval of the City of Rushville Board of Works. All requests for appointment should be directed to Victoria Dake at Administrative Resources association phone 812-376-9949.

City of Rushville Board of Works

In accordance with the Americans With Disabilities Act, if anyone wishes to attend, hear or present evidence at the public hearing on the above referenced matter(s), and is in need of reasonable accommodation, please contact the City of Rushville so accommodation can be made. The City of Rushville may be contacted at City Hall, 330 North 133 W. 1<sup>st</sup> St., Rushville, Indiana 46173.

**\*\*Publish twice: Once on December 9, 2020 and once on December 16, 2020, seven (7) days apart and not less than seven (7) days prior to the meeting on January 5, 2021.**

Bill: City of Rushville, City Hall, 330 N. Main St., Ste. 200., Rushville, Indiana 46173.